

**09/18/06 - Monday, September 18, 2006**

**CITY OF EAU CLAIRE**

## **PLAN COMMISSION MINUTES**

**Meeting of September 18, 2006**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Larson, Kaiser, Vande Loo, Davis, FitzGerald, Kayser, Waedt and Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. **REZONING (Z-1364-06) - R-1 to R-2P, 3838 London Road**

Paul Madsen has submitted a request to rezone property located at 3838 London Road from R-1 to R-2P and to adopt the General Development Plan for a duplex. He will split off the vacant south 100' of his property to build a duplex. He lives on the north half. There are existing duplexes to the south.

Mr. Madsen appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to recommend approve of the rezoning. Mr. Vande Loo seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-0627) - Day Care in I-1P, 1612 Truax Blvd.**

**and**

**SITE PLAN (SP-0634) - Day Care Expansion**

John Schepcke has submitted a request to allow expansion of a day care facility at 1612 Truax Boulevard and to approve the site plan for the project. The site plan shows a 50' x 70' building to the west of the existing day care facility on the site. The site plan shows 34 stalls, which leaves 6 stalls for the child drop-off area.

John Schepcke, builder, appeared in support. He stated they will be moving the building back as shown on the site plan in order to provide 10 more parking spaces. Part of the building will be a garage for van storage.

No one appeared in opposition.

Mr. Larson moved to grant the request with the condition that 10 more stalls shall be provided on site. Mr. FitzGerald seconded and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-0628) - School in R-1 District, 2015 N. Hastings Way**

Messiah Lutheran Church has submitted a request to convert the old sanctuary on site for expansion of the school. The Plan Commission recently approved a site plan for a new sanctuary for the church, which is under construction. There is sufficient parking on site.

Tom Beekman, representing the church, appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the request. Mr. Waedt seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-0629) - Garage, 2505 Waller Street**

David Schwartz has submitted a request to allow a detached garage in excess of accessory use standards at 2505 Waller Street. The garage is shown at 44' x 28' (1,232 sq. ft.). The height will be less than 15'. The garage will be located on an adjoining lot, which will need to be combined with the main lot. The lot is highly wooded with trees and shrubs.

Mr. Schwartz appeared in support. He stated that he will eventually put a driveway with asphalt, although the garage will be mostly for storage. It is set back to allow eventual construction of a home on the lot in the future.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-0630) - Garage, 2113 W. Mead Street**

Jon Case has submitted a request to allow an addition to a detached garage in excess of accessory use standards at 2113 W. Mead Street. The addition will be to the rear of the existing garage, for a total garage area of 1,344 sq. ft. The height is estimated to be 12'.

Jon Case appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to grant the request. Mr. Kayser seconded and the motion carried.

6. **SITE PLAN (SP-0601AMD) - Chippewa Valley Home Builders Office, Jeffers Road.**

The Chippewa Valley Home Builders are requesting to amend a site plan for their property located at the southeast corner of Jeffers Road and the North Crossing. The changes include moving the driveway for the project to the south of the building as a potential shared driveway with the property to the south, moving the building closer to Jeffers Road, and increasing the size of the building from 10,659 sq. ft. to 12,000 sq. ft.

Matt Appel, TEC Design, appeared in support.

Mr. Vande Loo moved to approve the amended site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried. Mr. FitzGerald abstained

7. **SITE PLAN (SP-0635) - Oakleaf Clinic, Parking Lot Expansion**

Ayres Associates has submitted a site plan for a parking lot addition for Oakleaf Clinic at 3430 Oakwood Mall Drive. The site plan shows 53 parking stalls added east of the existing parking lot, with a new 25' wide curb cut to the mall ring road. The remaining portion of the lot to the north will be used for future clinic expansion.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Davis moved to recommend approval of the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

8. **SITE PLAN (SP-0636) - Bank Mutual, Truax Blvd. & Mercantile Drive**

Excel Engineering has submitted a site plan for a new bank facility to be located at the southwest corner of N. Clairemont Avenue and Truax Blvd. The site plan shows a 3,363 square foot building with parking for 34 vehicles. Access is a 24' wide curb cut to Mercantile Drive, across from the existing curb cut to Menards.

Adam Heindel, Excel Engineering, appeared in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

**MINUTES**

The minutes of the meeting of September 5, 2006, were approved.

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Fred Waedt

Secretary